HOMES OF PERMANENCE *and* DISTINCTION

SWEENEY CONSTRUCTION — FOSTER COMPANY

TIMES BUILDING, BROADWAY at 42nd STREET, NEW YORK, N. Y.

NOT READY CUT

AND AT REAL SAVINGS

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REMEMBER

PERMANENT HOMES are NOT the so-called "Ready-Cut." They are NOT sectional; they are NOT portable. They are PERMANENT homes built the PERMANENT WAY, right on your lot, under your very eyes, the same way that GOOD, PERMANENT HOMES have always been built. You see the house as it progresses, not after it is built and all covered up.

If interested in two-family houses kindly send for folder A-2.

Size and arrangement of house can be changed to suit your requirements.

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HOMES OF PERMANENCE *and* DISTINCTION

SWEENEY — FOSTER
CONSTRUCTION COMPANY

TIMES BUILDING, BROADWAY at 42nd STREET, NEW YORK, N. Y.

SOMETHING YOU SHOULD KNOW ABOUT

PERMANENT HOMES

In presenting our new and latest catalog to you, we have added numerous new models to our wide variety of designs, retaining at the same time some of our regular models that experience and public demand have indicated to us as the most popular and most comfortable types of homes. Much thought and careful study has been given to their planning and the recommendations and suggestions of those for whom we have built and who live in them have been carefully weighed and considered. Many advantages are gained as the result of this experience. We invite your attention to the many improvements and changes herein shown and in glancing over the succeeding pages we invite inspection as to design, material and prices.

The same reasons for our low prices that has made possible our successful growth are again presented to you as the foundation of our rapidly increasing business. Our confidence in these low prices is based on our long experience and our ability to carry out our contacts.

These AMAZINGLY LOW PRICES are offered you because

By building many houses we can produce them at a very low cost, much cheaper than if only one were produced.

Modern methods and scientifically developed plans studied from every angle by experts mean big savings as to arrangement, and at the same time provides maximum comfort.

Elimination of waste and large savings in labor costs are made by utilizing standardized materials to the fullest extent.

Quantity buying means big savings. Cash buying obtains lowest quotations and large discounts. These are your savings as they permit us to quote low prices.

We save you the architects large fees as our standard designs are produced for a mere trifle because their cost is distributed over many houses.

PERMANENT HOMES ARE BETTER HOMES because

We are specialists in moderate priced homes. We study their construction from the time we get up until we go to bed. We are spending our entire time and devoting the full efforts of our organization to develop money saving designs and we cannot help but give better values and better homes.

Built by the company that designs them and knows best how the various materials go into the house and we see that it gets in the right places.

We are not interested in just selling materials; we are interested in getting the right kind of materials.

We contract for all the house and there is no divided responsibility.

Our homes are NOT Ready-Cut-Houses.

There is more than twenty years building experience behind your house that insures you of the best advice and maximum value for your money.

Our reputation and our success depend on making you satisfied.

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THE ORGANIZATION BEHIND YOUR HOME

Remember you are buying a home, not lumber. You require building and architectural specialists, men who are skilled in building. You should seek and obtain the best advice possible on YOUR particular problem. This Company is organized to build homes and its personnel is made up of men especially selected because they are skilled in these lines. Their advice is yours for the asking, without charge, and their many years of experience is sure to produce for you a PERMANENT home that you will be glad to own. We are builders, not sellers of lumber or other materials. Come in and take advantage of this experience.

Our success, our reputation, all comes from the homes we build and we are proud of this reputation. Satisfied customers are the greatest asset we have, they are our references. And remember, THAT A GOOD REPUTATION AND A GOOD NAME IS BETTER SECURITY FOR YOU IN THE BUILDING OF YOUR HOME THAN ANYTHING THAT COULD EVER BE WRITTEN IN A CONTRACT. We invite you to take advantage of this reputation.

CONSTRUCTION

PERMANENT HOMES are NOT the so-called "Ready-Cut". They are NOT sectional; they are NOT portable. They are PERMANENT homes built the PERMANENT WAY, right on your lot, under your very eyes, the same way that GOOD, PERMANENT HOMES have always been built. You see the house as it progresses, not after it is built and all covered up.

QUALITY

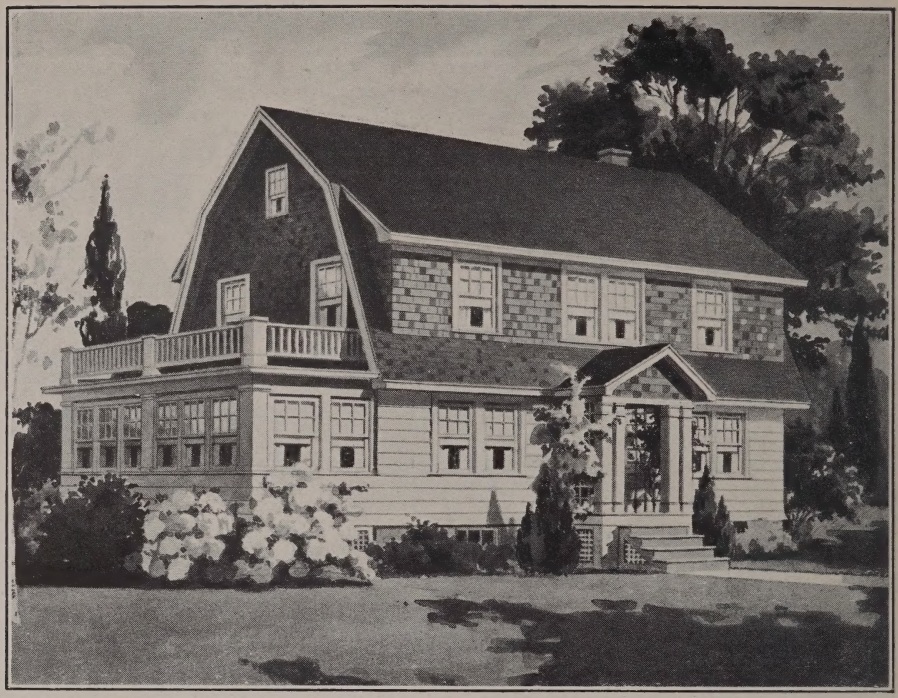
Only high grade materials are used in all our homes; materials which our experience and the test of time have shown to be the best suited for the purpose. They are guaranteed to meet the requirements of all your local building laws, no matter how rigid.

FLEXIBLE DESIGNS

In studying the various drawings and designs on the followng pages, remember that our method permits of easy modification and changes in plans because we build each house right on the job. If the house as planned does not exactly suit YOUR IDEAS, come in and tell us what YOUR IDEAS are.

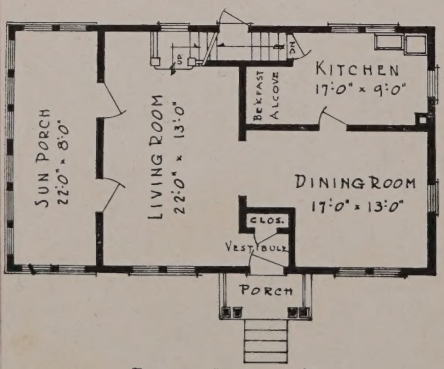
A POINT TO REMEMBER

Don't waste your hard earned money on experiments or inexperience. Beware of untried schemes or so called methods of economy if they mean skimping of materials or workmanship. Place your contract for all the house with skilled builders, WHERE A GOOD NAME AND A GOOD REPUTATION PROTECT YOU. In other words, build the safe way; avoid worry and annoyance; build a PERMANENT HOME.

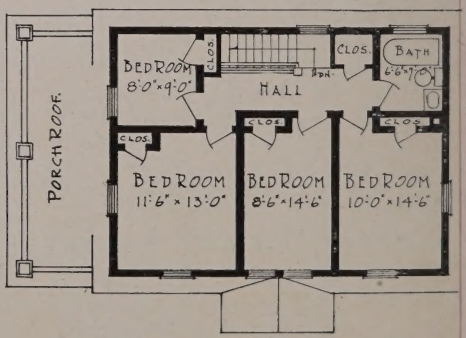


The PELHAMWOOD

REALLY a pretentious home of distinction and refinement, thoroughly modern in every way, especially designed for the home lover who desires an attractive, handsome home of seven rooms and bath. To own it is an accepted standard of good taste. The sun porch is directly adjacent to the large living room and is reached through artistic French doors which give it an air of spaciousness.

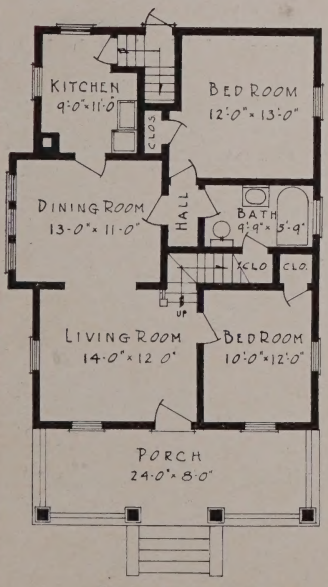


FIRST FLOOR PLAN.

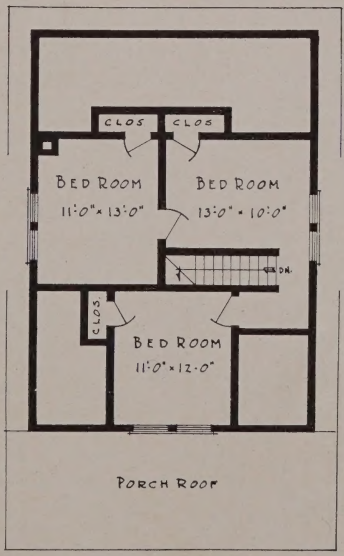


SECOND FLOOR PLAN.

The ARDSLEY

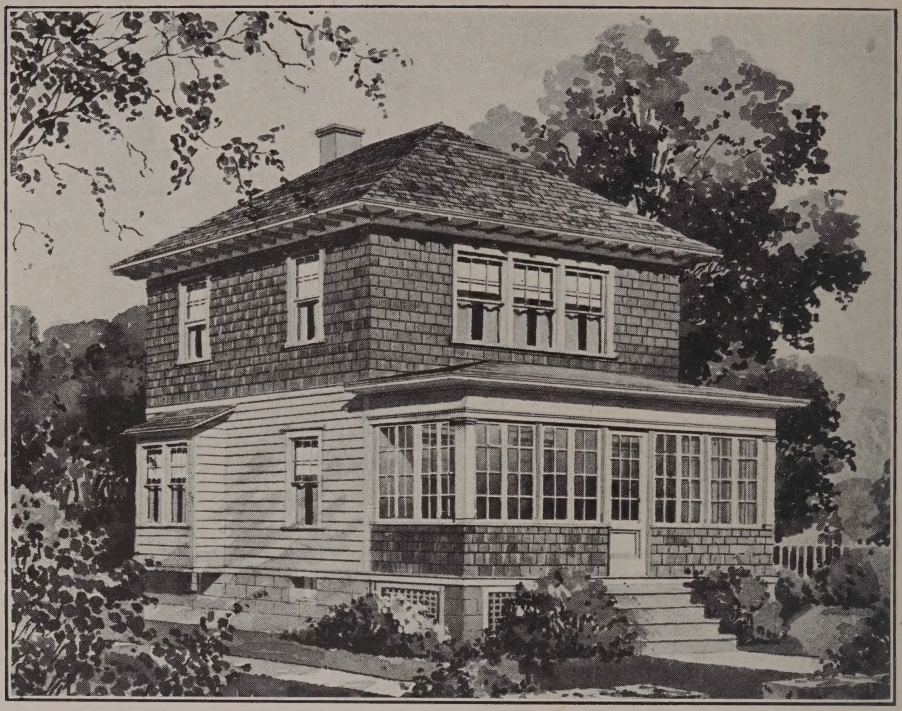


FIRST FLOOR PLAN



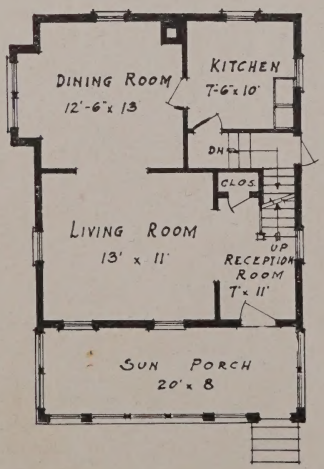
SECOND FLOOR PLAN

A BEAUTIFUL spacious home that just breathes prosperity and happiness. Without question it is one of the most comfortable, best lighted eight room and bath semi-bungalows ever produced at an attractively low price. The interior is especially well planned for convenience. The exterior is particularly pleasing, being a combination of shingles and siding.

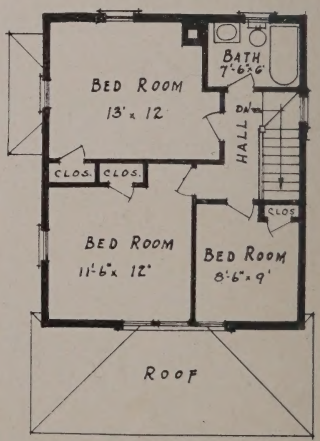


The LARCHMONT

FROM the view point of convenience and practical arrangement the most satisfactory home is a square house. This is admirably accomplished in this design of six rooms and bath. Note the dining room with its spacious bay window that makes it particularly attractive. The beautiful glass enclosed sun porch is also pleasing.



FIRST FLOOR



SECOND FLOOR

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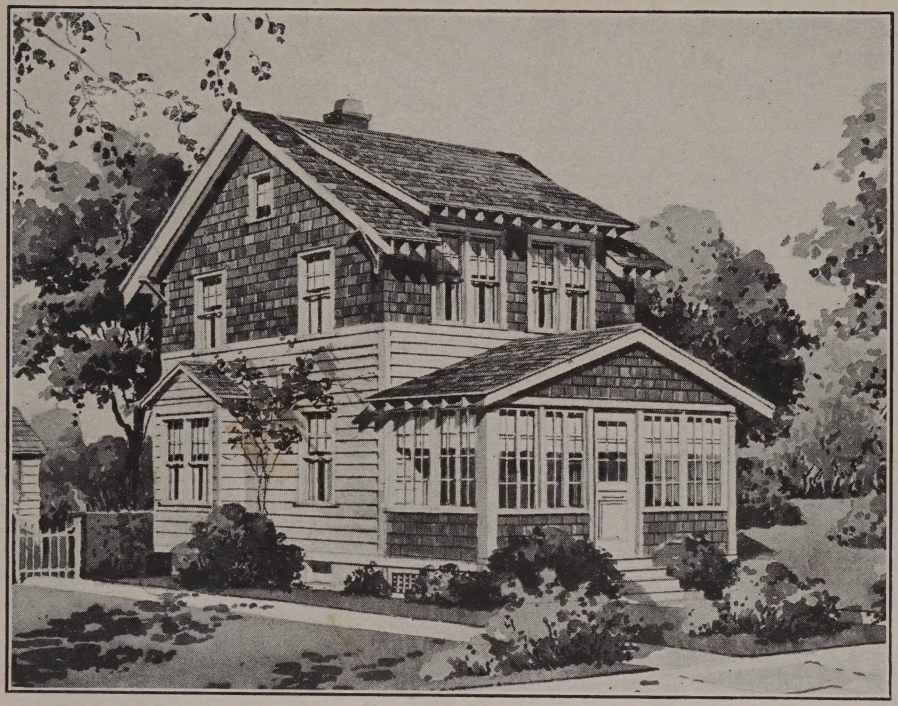
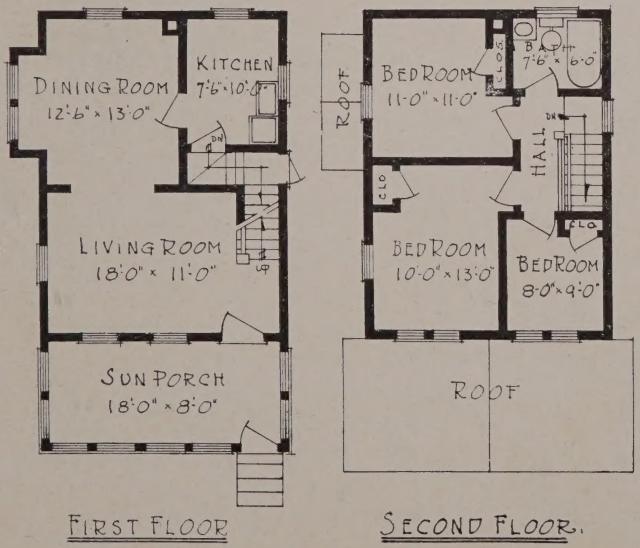


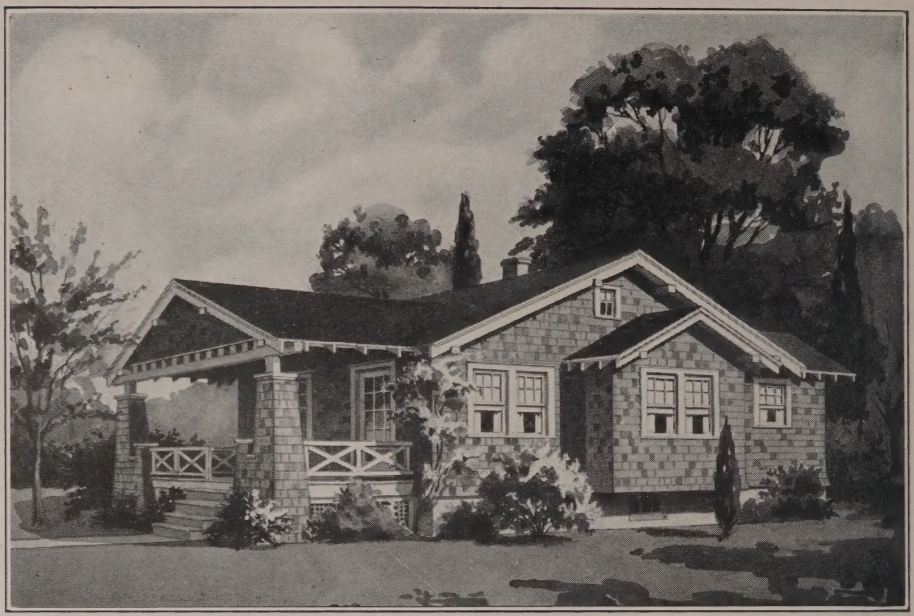
The VICTORY



FIRST FLOOR

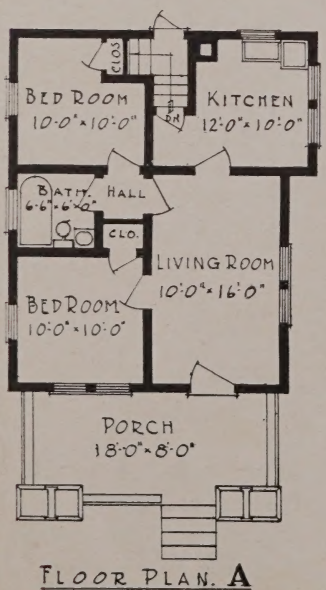
SECOND FLOOR.

THIS is a most modern, substantial home containing six rooms and bath, so arranged as to comfort and convenience that makes it a most livable house. The interior is especially cheerful and cozy. The broad glass enclosed sun parlor on the front provides a wonderful place for the kiddies to play either summer or winter.

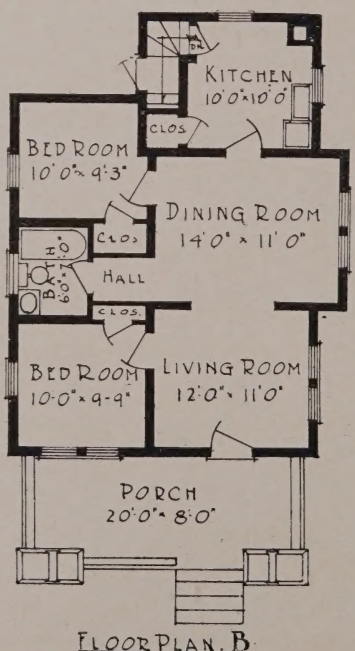


The CRESTWOOD

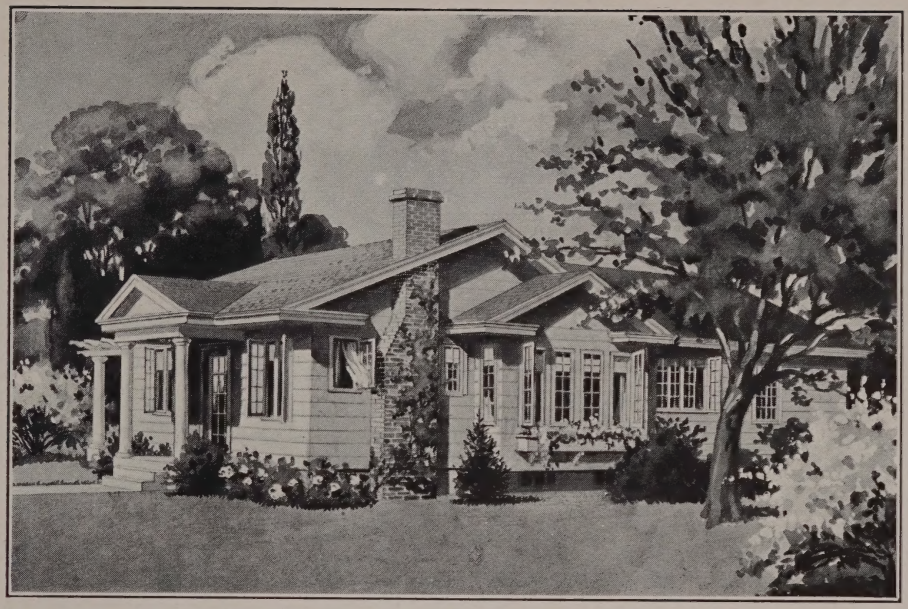
THE artistic, pleasing appearance of this bungalow makes it a very successful type of home for the owner who desires a well arranged, compact house. It has been developed in two sizes, Plan A of 4 rooms and Plan B of 5 rooms, both of which provide the most satisfactory arrangement for easy housekeeping. The front porch and entrance effect make a beautiful appearance.



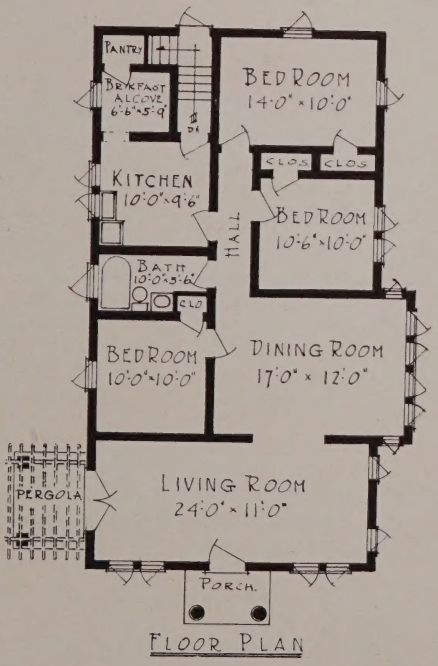
FLOOR PLAN. A



FLOOR PLAN. B

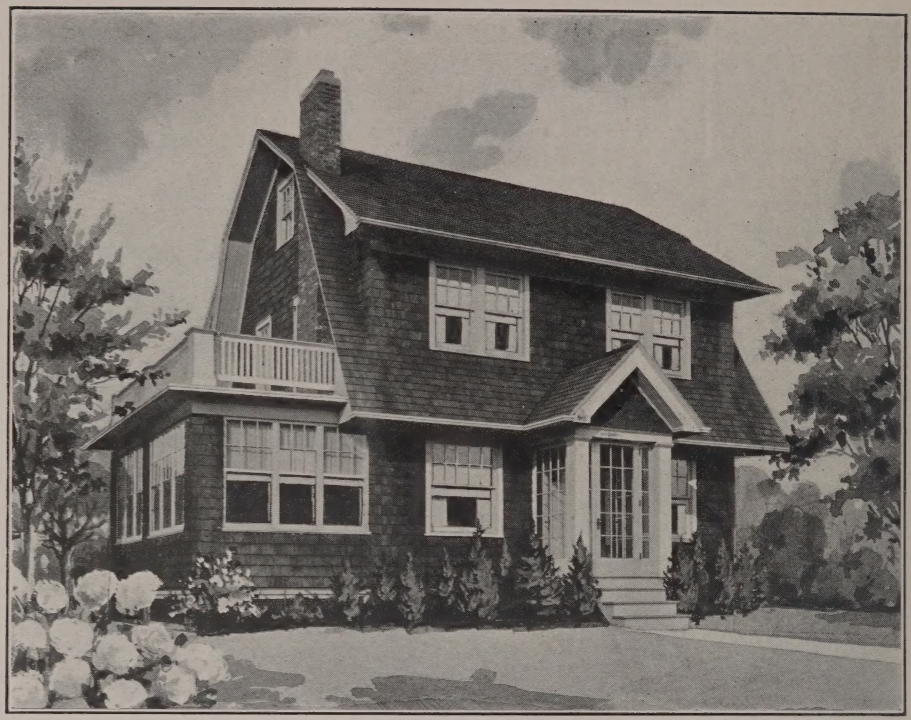


The BRONXDALE



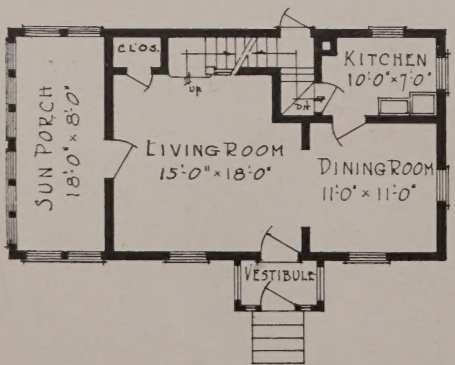
FLOOR PLAN

A MORE artistic, charming, well planned bungalow is hard to imagine. It is homelike and delightful in every way. The big, wide, well-lighted rooms impress you most favorably. Notice how pleasant the dining room is with its four casement windows through which the sunlight streams. The pergola effect on the side is strikingly handsome, a beauty spot for the clinging rambler or the fragrant honeysuckle.

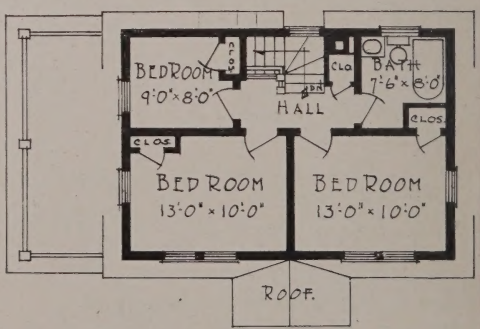


The RAINBOW

THIS beautiful home is certain to continue to be a favorite with the discriminating home builder. It is luxurious, dignified and graceful and a home that any man may well be proud to own. The fireplace may be added in the living room if desired. It is designed for six rooms and bath, each bed room being provided with a closet.

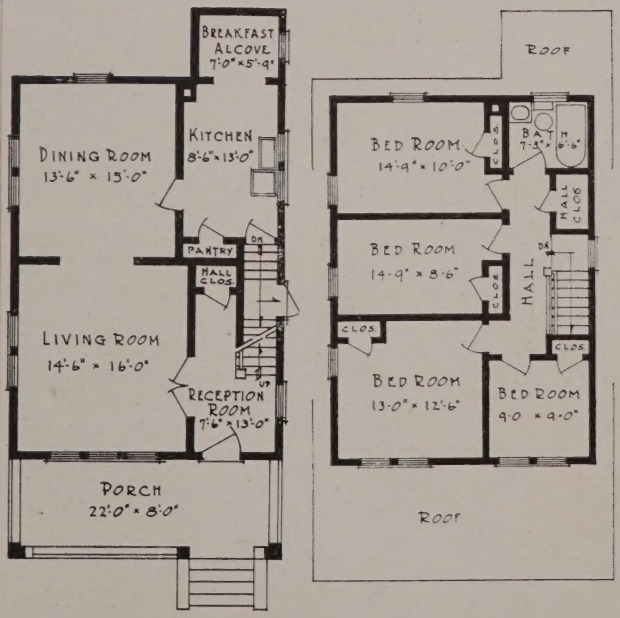


FIRST FLOOR PLAN.



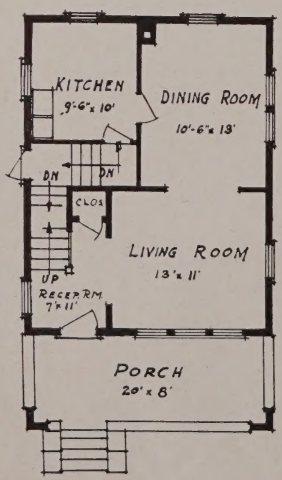
SECOND FLOOR PLAN

The FLUSHING

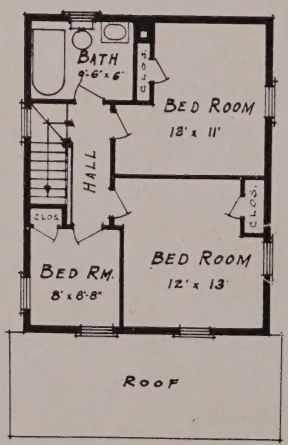


THE sweeping lines of the roof, the graceful entrance, the beauty and attractiveness of the exterior, the splendid interior arrangement, all combine to make this a lovely, beautiful home. The large living room is reached from the reception hall through a pair of beautiful French doors. Plenty of closets are provided. Particularly desirable is the space available for a breakfast alcove or perhaps you prefer to convert it into a maid's room.

The WINFIELD



FIRST FLOOR

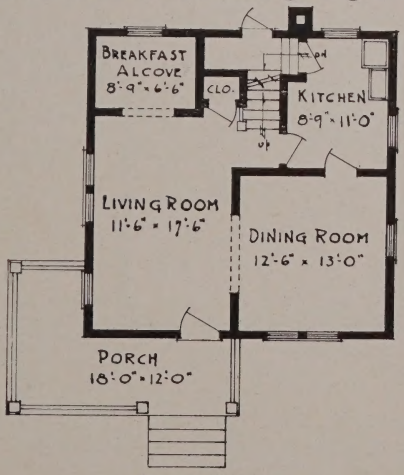


SECOND FLOOR

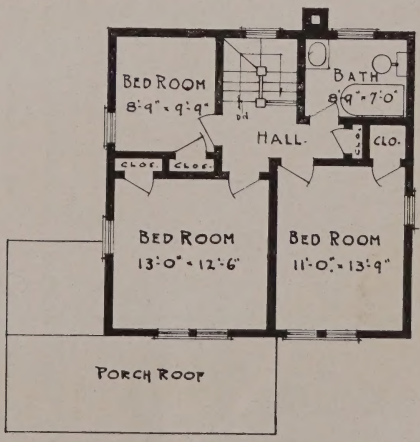
A COMFORTABLE home of the rarest artistic design, of six rooms and bath carefully planned, with the most modern interior layout and conveniences. The wide Colonial siding and unique entrance effect give it a most pleasant exterior. The artistic touch added by the shutters on the front windows give it a really distinctive tone.

The HILLCREST

SEVEN rooms and bath, arranged to provide the maximum convenience and closet room makes this model a really delightful and pleasant home. The breakfast alcove can be arranged to make it a private bedroom. The stairway in the rear of the house gives a decided privacy. Note that the two large bedrooms are placed on the front of the house giving a very pleasing outlook.



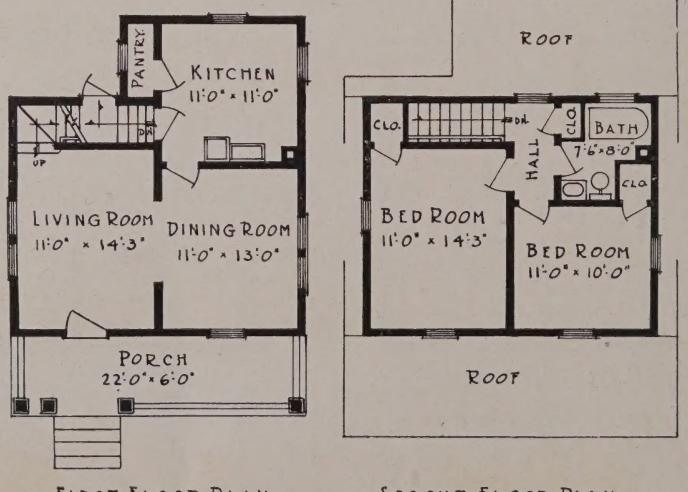
FIRST FLOOR



SECOND FLOOR

The CLIFFSIDE

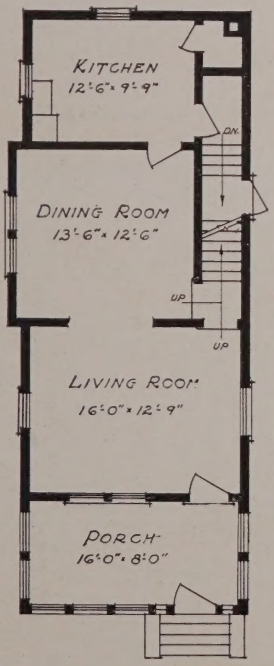
THIS house has been carefully designed to provide an attractive, modern, easy-housekeeping home for the home lover who appreciates a really delightful house. There are plenty of closets. even a linen closet in the hall. The French entrance door, the full width porch, the graceful roof effect all make it particularly distinctive.



FIRST FLOOR PLAN

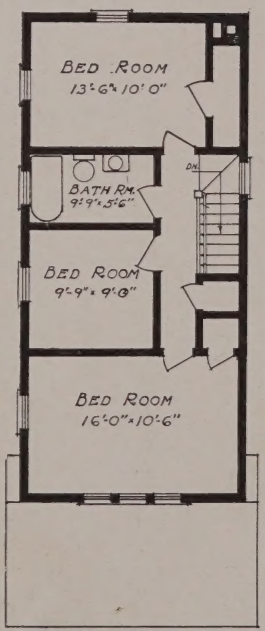
SECOND FLOOR PLAN

The SCARSDALE

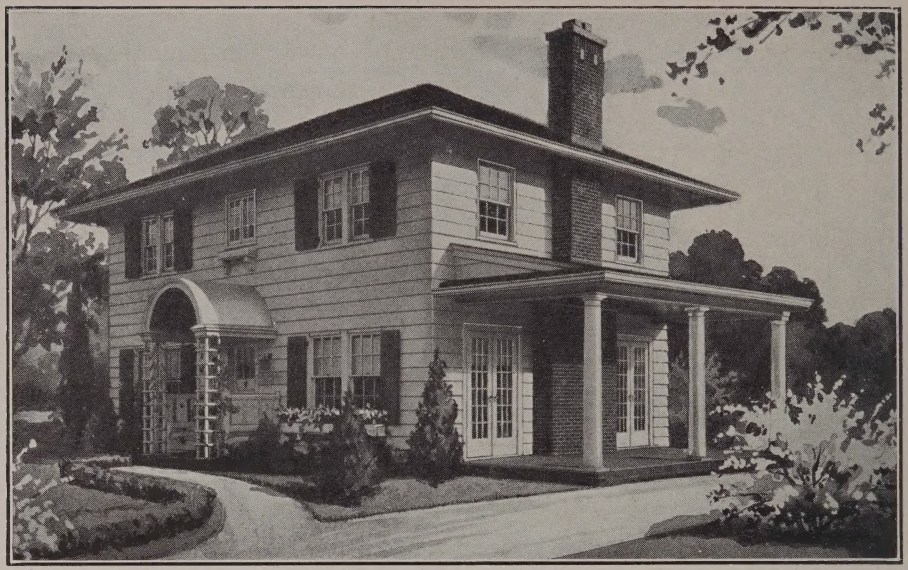


FIRST FLOOR

TO meet the demands of the home builder who owns a single lot, this comfortable and handsome home has been designed. It permits of large, convenient, well arranged rooms with ample closet space. The combination entrance to the stairway is a feature that adds to privacy as well as convenience. The sun porch and the bay window are attractive features. The house can be set on the lot to permit of ample space for driveway to garage.

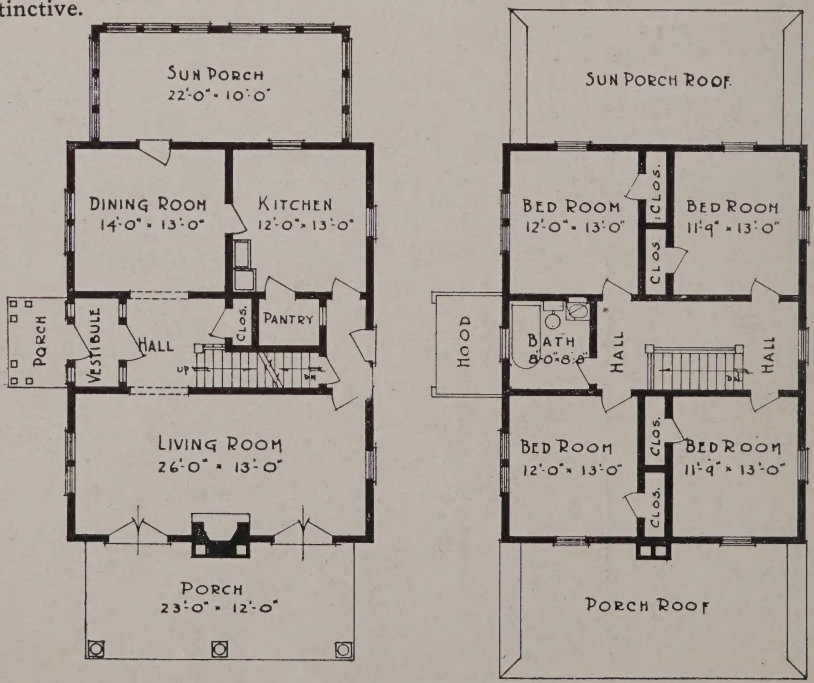


SECOND FLOOR

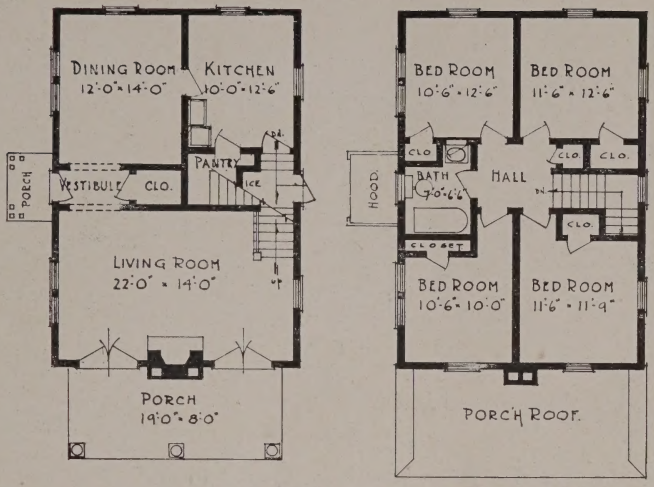


The LINCOLN PARK

THE restful, graceful dignity of this stately New England home provides an atmosphere of beauty and comfort that appeals to the successful, home loving family. We have developed it in three different floor plans to meet the individual tastes. The wide entrance hall of Plan A makes it especially distinctive.



FIRST FLOOR **PLAN·A·** SECOND FLOOR.



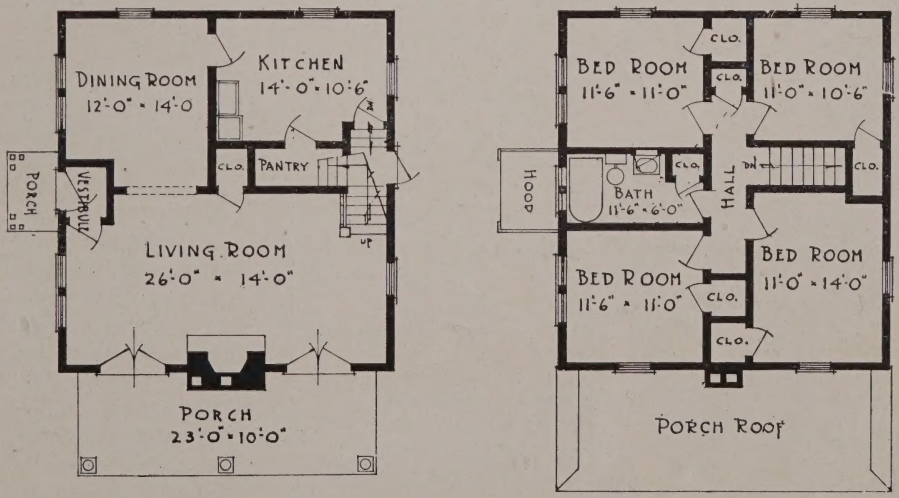
FIRST FLOOR **PLAN·B·** SECOND FLOOR

PLAN B

For the family with a lot of limited size this design has been developed providing seven nice large rooms and bath with ample closet space. The linen closet in the hall is always appreciated by the housewife.

PLAN C

A delightful layout with the maximum economy of space. Plenty of handy closet room is provided. While not quite so big as Plan A, it is a very roomy house, nicely arranged for comfort and convenience.



FIRST FLOOR **PLAN·C·** SECOND FLOOR

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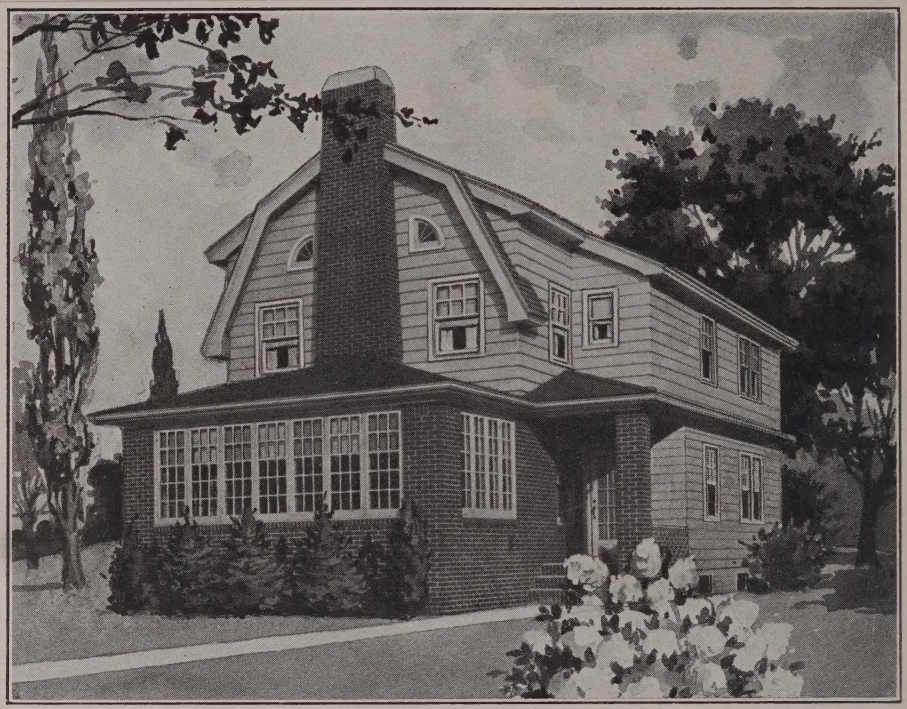
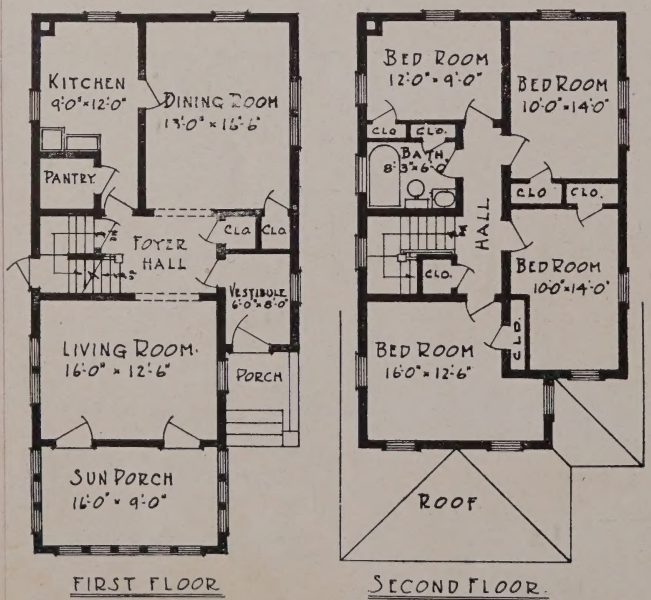


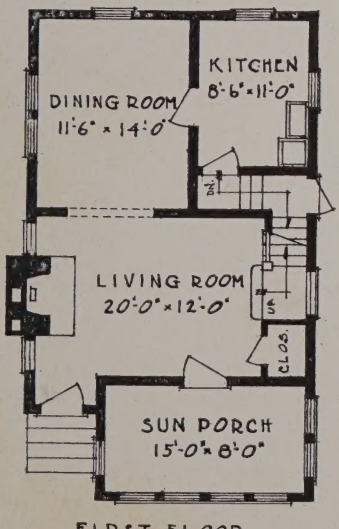
The HARTSDALE

WITH the sun porch and entrance in red tapestry brick and joints of white mortar on a background of wide Colonial siding painted white. this home attracts the enthusiastic attention and approval of the lover of a really beautiful home. Seven well proportioned, light, airy rooms are provided that are most conveniently arranged as to comfort and privacy. The large vestibule side entrance and foyer hall are especially attractive. The fireplace may be added if desired, to give the exterior a most homelike appearance.

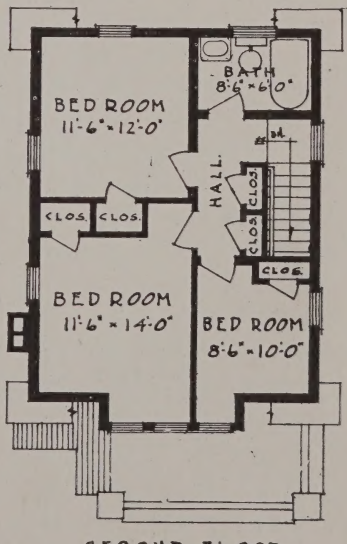


The MANHASSET

This type of surburban architecture has made possible some very pleasing effects. It does not have to be built of stucco unless you prefer it, as its graceful appearance and sloping lines makes it look pretty in either shingles or siding. The plan consists of six rooms and sun porch. With the fireplace added it completes a lovely homelike arrangement that delights the heart of the home owner. Plenty of closet room is provided where required most.



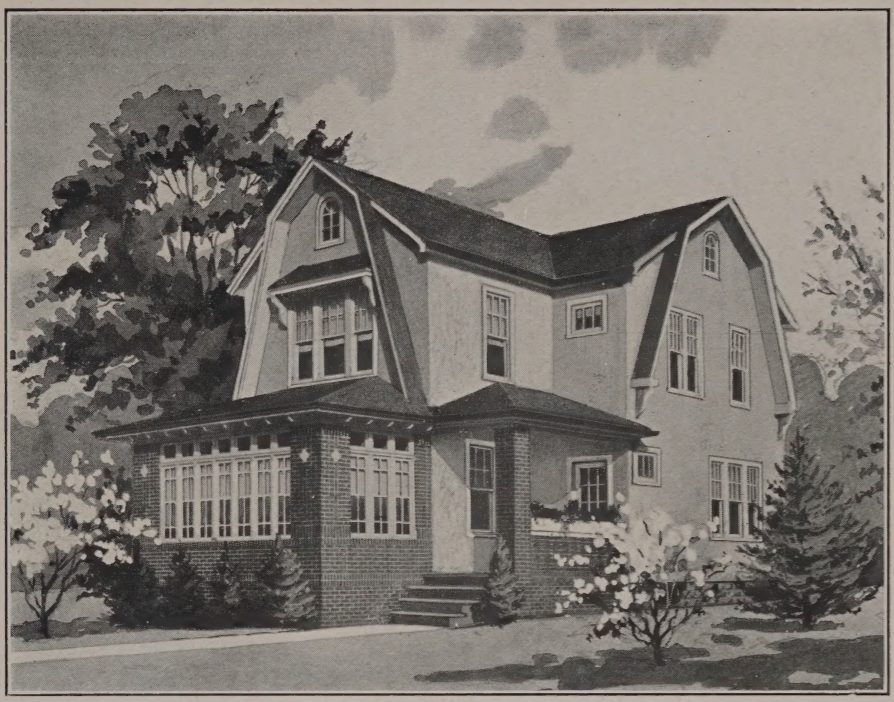
FIRST FLOOR



SECOND FLOOR

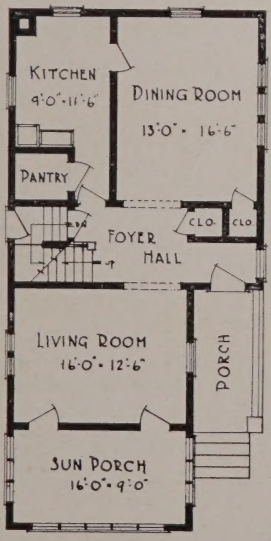
SWEENEY-FOSTER CONSTRUCTION CO.

Times Bldg., Broadway & 42nd St., New York City

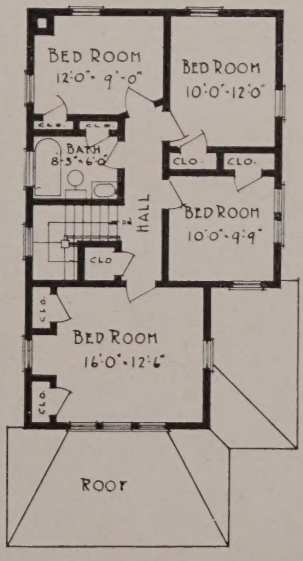


The WESTBURY

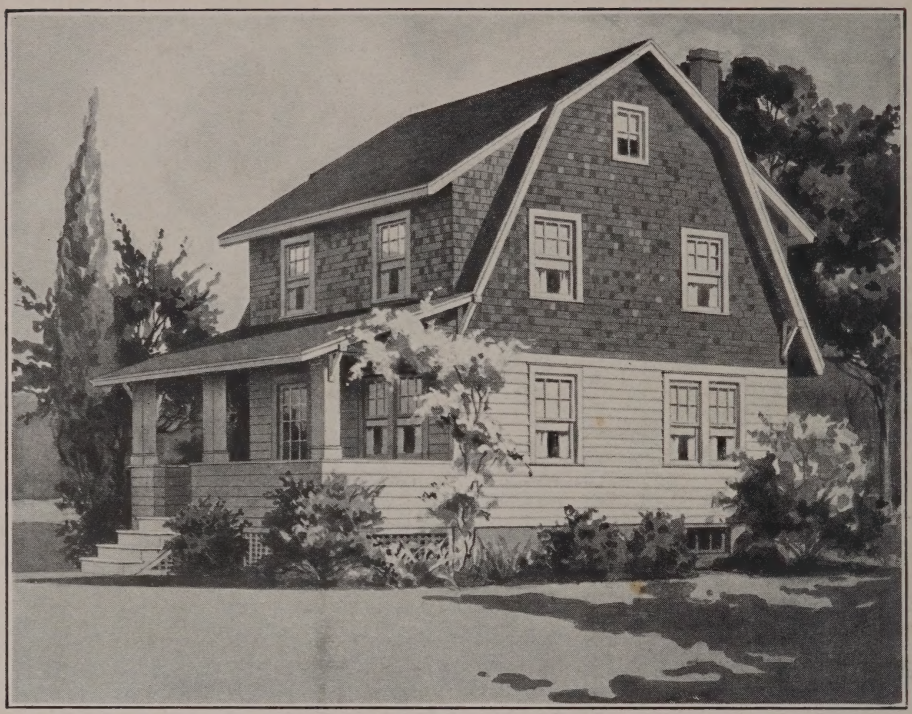
TO those who desire a distinct type of impressive architectural design, this house will appeal. It is an example of distinction and at the same time a thoroughly practical and convenient home. Note the privacy of the side entrance effect. There are seven large rooms, bath and sun porch, together with ten closets, including the large pantry in the kitchen. The exterior is finished in three styles (A) wide Colonial Siding; (B) Colonial Siding on main house with brick porch; (C) stucco exterior with brick porch.



FIRST FLOOR

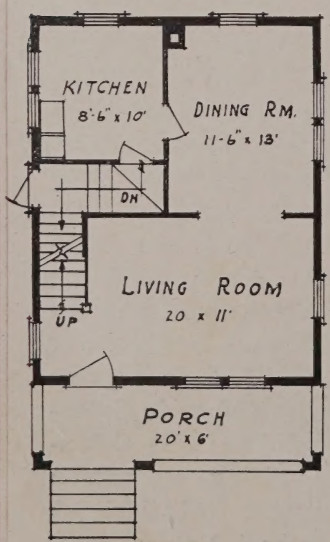


SECOND FLOOR



The CEDARHURST

THIS popular type of suburban architecture just breathes the impression that it is a most lovable home. The happy contrast of the shingles and the siding make it distinctive and handsome to look at, yet thoroughly modern and up to date. The interior plan is one that is bound to give pleasure and satisfaction because of the modern, easy housekeeping arrangement.



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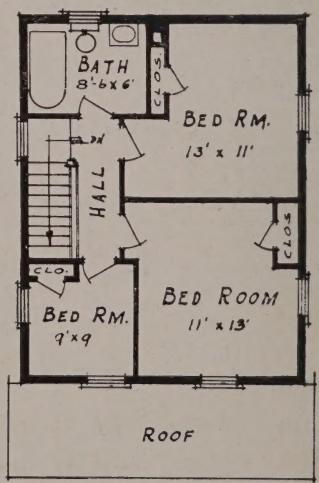

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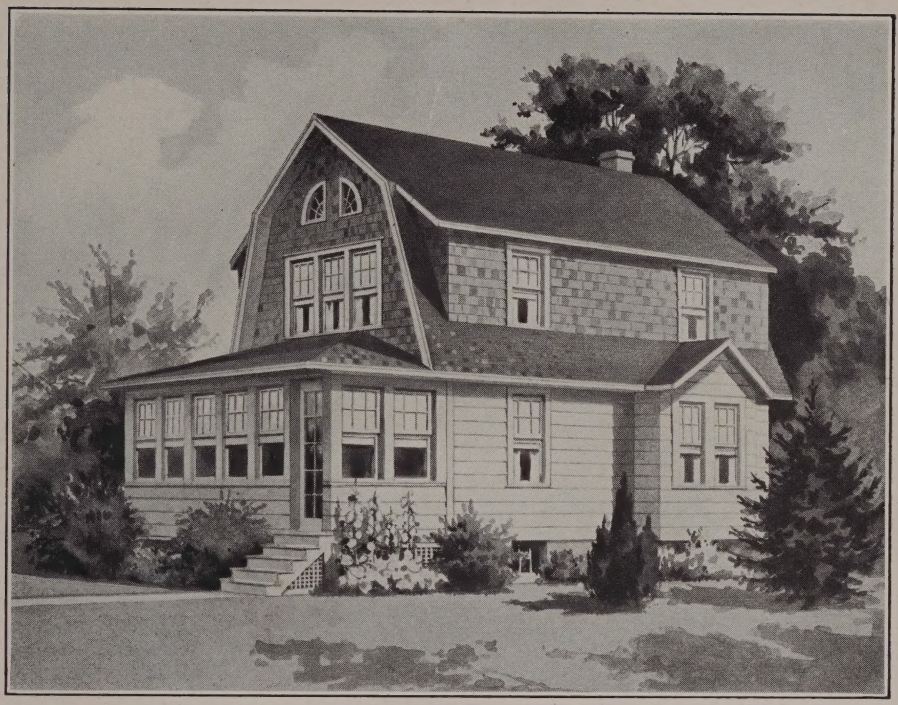
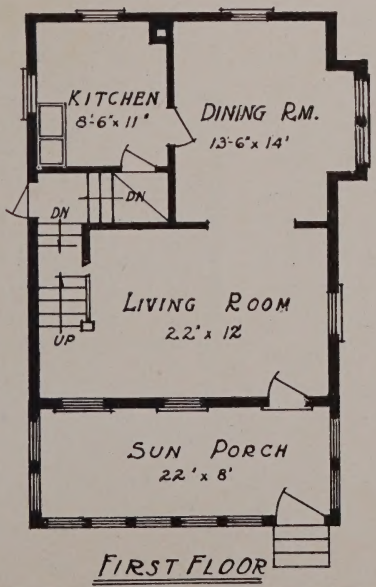


The BELLDALE

ITS pleasing beauty makes this a great favorite among those desiring an artistic home. The wide Colonial siding and the graceful French entrance doors give it a very beautiful and attractive appearance.



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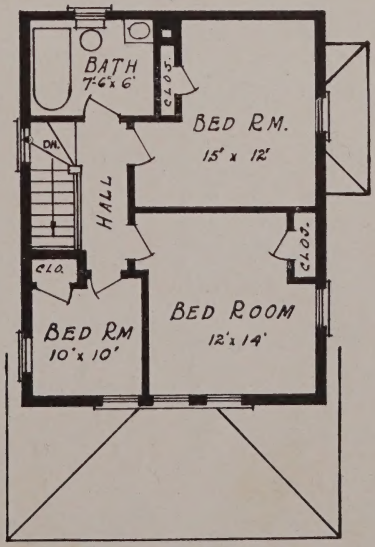
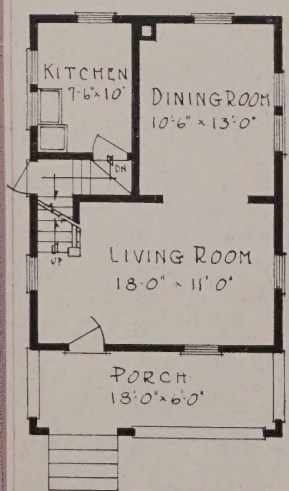


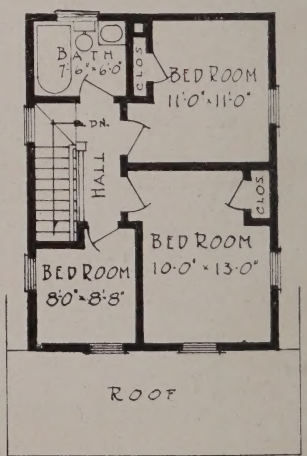
SECOND FLOOR

The AVONDALE



FIRST FLOOR

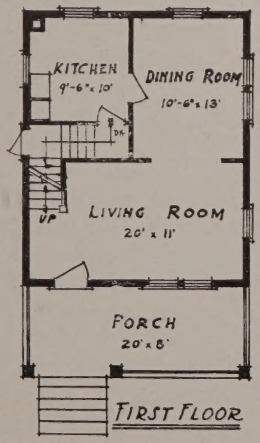
A HOME of distinction with an atmosphere of "Welcome" yet thoroughly practical without sacrificing a single comfort, all combined in an unusually low priced home of six rooms and bath. In this plan we show you a real, substantial home with well lighted rooms yet comfortable and in good taste.



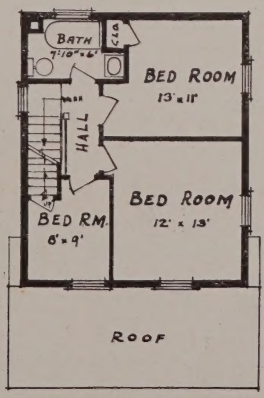
SECOND FLOOR

The ELMHURST

THIS is a spacious home where refined taste, roominess and real economy appeals to the practical home builders who at the same time wish to spend their money wisely and yet get a well designed, comfortable, convenient home of high quality. It has eight rooms and bath.



FIRST FLOOR



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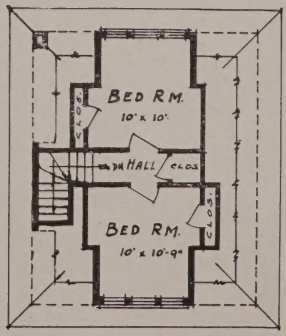
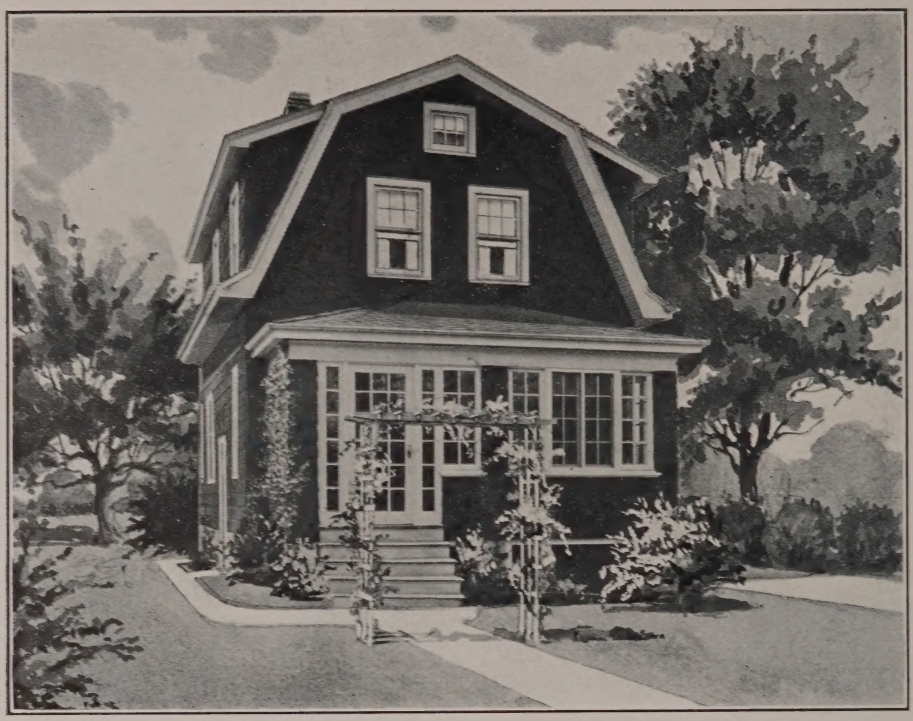
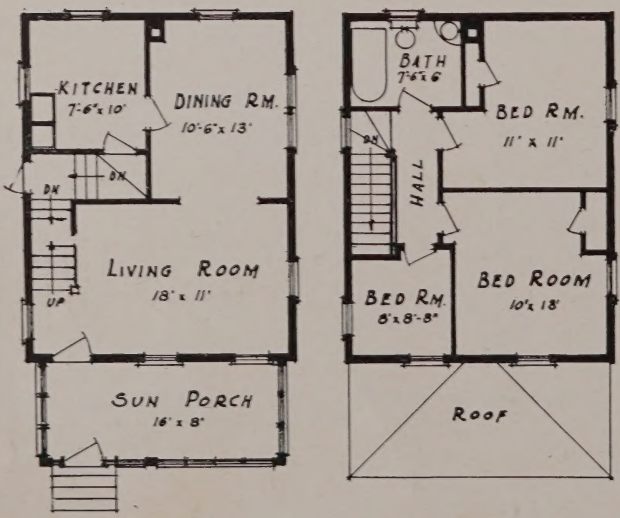


ATTIC FLOOR



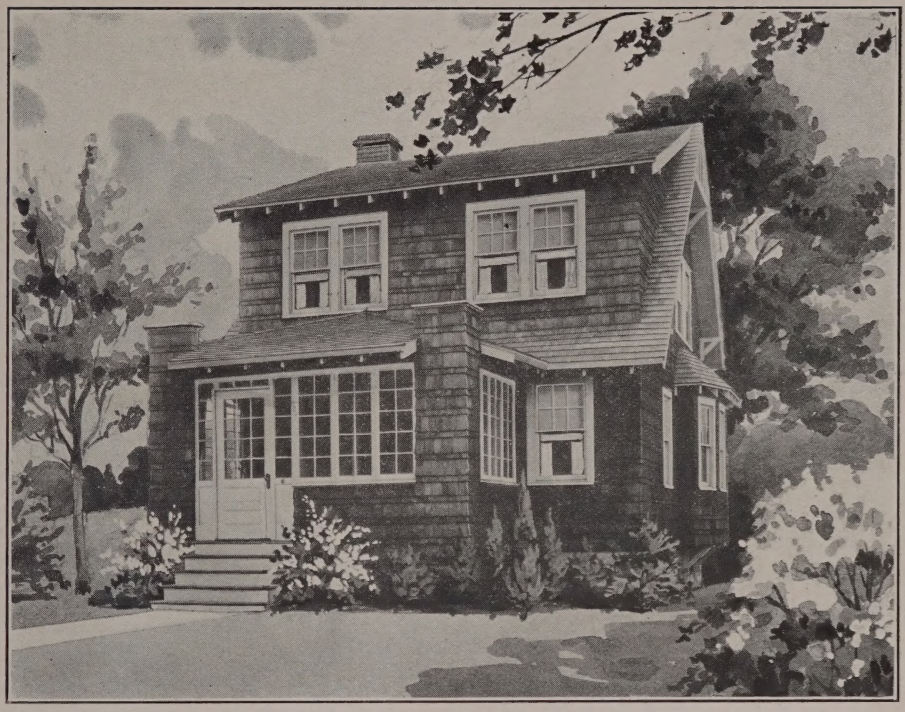
The GLENDALE



FIRST FLOOR

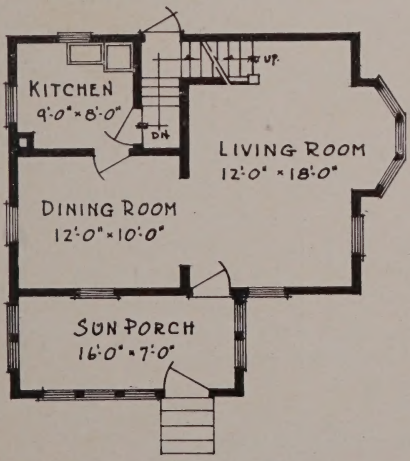
SECOND FLOOR

GRACEFUL and modern in design, well planned, yet retaining all the dignity of a delightful home for the practical and discriminating home builder who desires solid comfort in six lovely rooms and bath. The sun porch enclosed in glass provides an additional room available for both winter and summer.

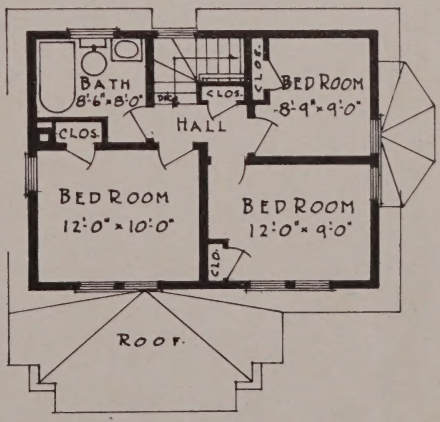


The VAN CORTLANDT

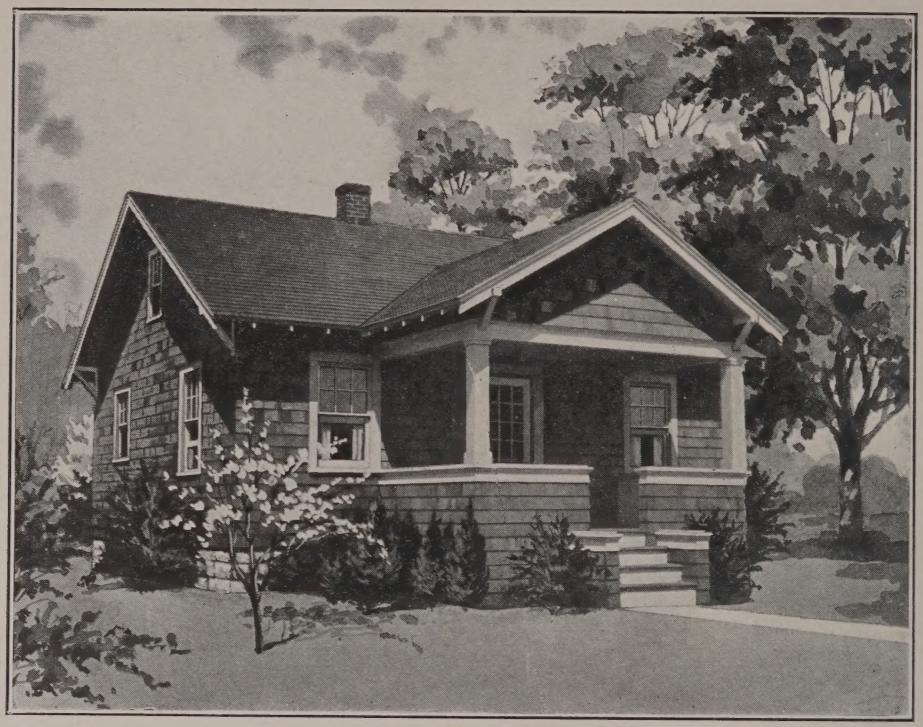
COMFORTABLE and conservative, appealing to those who desire six rooms and bath with a touch of distinctiveness and individuality. The shingling, the rakish roof, the bay window effect, all tend to make it a lovely, attractive home. Each bed room is provided with a closet, also a linen closet is included in the hall.



FIRST FLOOR PLAN.

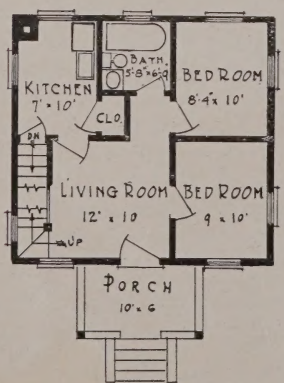


SECOND FLOOR PLAN.

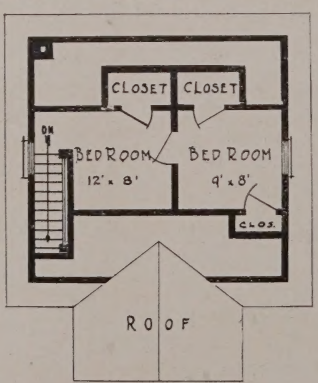


The OAKDALE

THIS house has been developed to provide a compact, commodious house of the semi-bungalow type for the family who desires a practical home where economy of arrangement and abundance of closet room has been provided to the fullest extent. Its solid, roomy appearance gives an impression of stability and hospitality that leaves a lasting impression that goes with no other type of architecture. This model is produced in three different floor plans to meet the requirements of different families.



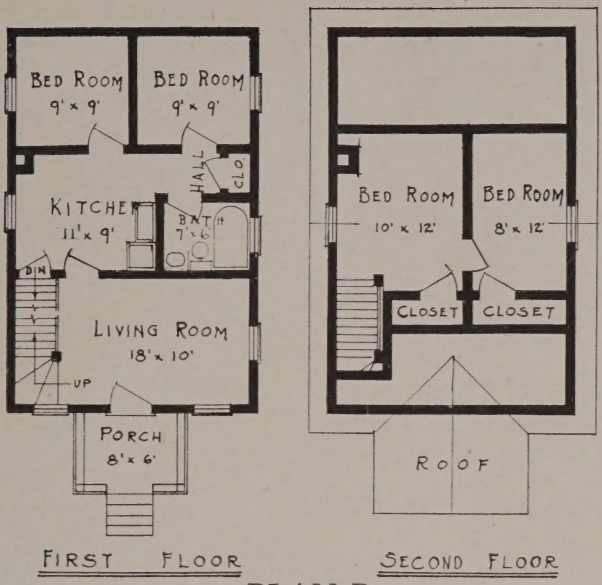
FIRST FLOOR



SECOND FLOOR

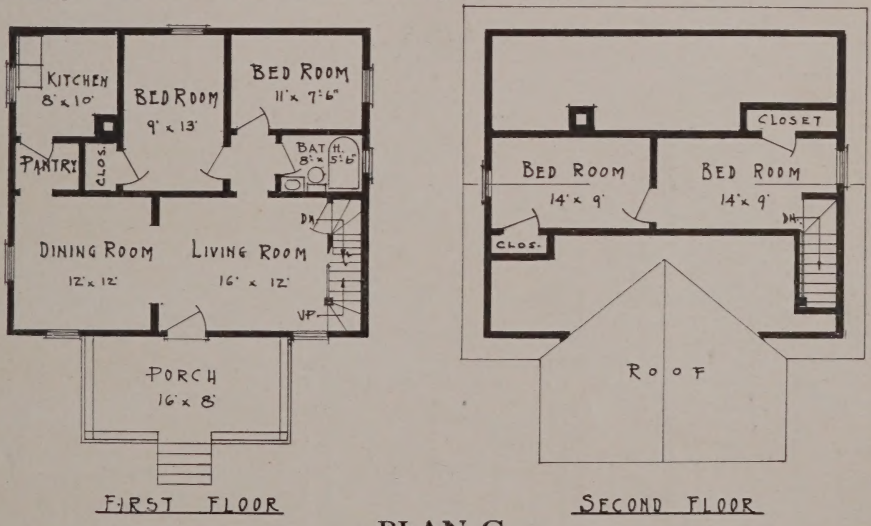
PLAN A

This plan provides a comfortable home of 6 rooms and bath for the small family. The arrangement of kitchen and bath and accessability to the bedrooms is fully appreciated by the home owner. The exterior shingles can be either stained or left natural, whichever is preferred.



PLAN B

THE above plan recommends itself especially to the owner of one lot who requires a narrow house of six rooms and bath. The closet in the hall for linen is an attractive feature as well as the handy bed rooms and bath, all very accessable.

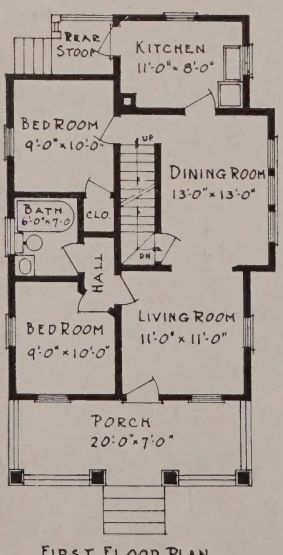


PLAN C

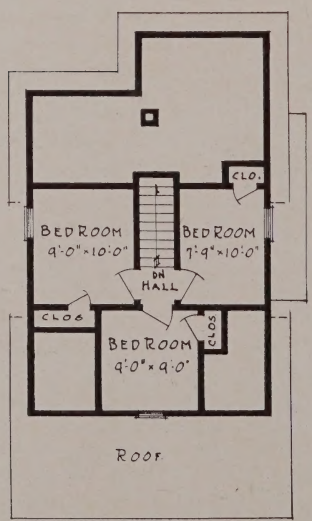
THIS plan meets the requirements of those demanding a larger home and consists of seven rooms and bath, but arranged to obtain maximum room space consistent with a well planned home.

All have been studied as to comfort and convenience and are offered at especially low prices.

The MALBA



FIRST FLOOR PLAN



SECOND FLOOR PLAN.

A PRETTY, semi-bungalow with lots of room and plenty of closets. This convenient arrangement provides 8 rooms and bath and makes it an unusually economical house at a very low price. An added attractiveness to this design is produced by the spacious bay window provided in the dining room with its three large windows to let in the sunshine.

GENERAL SPECIFICATIONS FOR PERMANENT HOMES

EXCAVATION

CELLAR — All houses are provided with full concrete cellar 7′ high. This work includes all excavation of dirt from under house to a depth as shown on plans, together with the excavation for porch piers, areas, or steps.

MASON WORK

GENERAL — This work includes all labor and materials for foundation walls, chimneys, etc., necessary to complete the work as may be shown on the plans.

CEMENT — Shall be Atlas or equal standard brand of good quality cement.

SAND — Clean sand suitable for building purposes only shall be used.

FOUNDATION WALLS — Cellar wall, piers, etc., shall be built of concrete, building stone, concrete blocks or brick of the thickness and depth shown on the drawings.

MORTAR — Exposed masonry shall be laid up in Portland Cement Mortar mixed 1 part Cement to 2½ parts Sand with 10% Hydrated Lime added. A rich mix of hydrated lime and mortar may be used for chimney if desired.

BRICK WORK — Chimney shall be built of good quality common brick or concrete with top finished off smooth and plastered with mortar. Brick for fireplaces where exposed, shall be carefully selected, the face of the mantel being laid up in tapestry brick of color acceptable to owner.

CELLAR FLOOR — Cement floor laid on concrete base shall be provided. It shall be troweled and left smooth.

PLASTERING — All plastering work shall be of Sheet Rock or Best Wall plaster board with plaster filler joints or plaster on spruce lath.

CARPENTER WORK

GENERAL — All framing lumber shall be of yellow pine, fir or spruce. Cellar girders shall be a solid, one piece girder, of yellow pine. Floor beams shall be thoroughly cross braced with bridging. All openings through floors four feet and over wide shall have floor beams doubled and well spiked together. Studs shall be nailed to sills and to floor beams to insure stability and strength. Under flooring shall be of tongue and grooved or ship-lap materials, where specified, driven up tight and laid in direction different to finish flooring. All rafters shall be cut to correct pitch, well nailed and secured to ridge and plates. Side walls shall be sheathed solid with tongue and grooved or ship-lap boards. The roof shall be covered with 18″ Red Cedar Shingles laid 5½″ to the weather, the shingles being laid on square edged sound roofing lumber 1″ x 3″ correctly spaced to insure life to the shingles. Interior partitions, built of 2″ x 4″, set 16″ on centers, shall be erected as shown on plans. Over all dimensions are noted on plans.

TIMBER SIDING, ETC. — The framing lumber shall consist of the following commercial sizes:

Girders	6″ x 8″
Sills	4″ x 6″
Corner Posts	4″ x 4″ or 4″ x 6″
Floor Beams	2″ x 8″—16″ on centers
Ceiling Joists	2″ x 4″—16″ on centers
Rafters	2″ x 6″
Bridging	1″ x 3″
Studding	2″ x 4″—16″ on centers
Sheathing	1″ x 6 or 8 T. & G. or S. L.
Siding	½″ x 6″ Beveled

EXTERIOR WALLS	Tongue and grooved or ship-lap sheathing lumber driven up tight shall be used on outside wallls. Over this sheathing, building paper, well lapped, shall be laid. Siding or shingles shall be then applied. By this method tight walls and warm houses are assured.
WINDOW FRAMES AND SASH	Windows shall be double hung, sliding sash arranged to slide up and down, unless otherwise noted on plans, and are all complete with counter-balancing weights and other necessary hardware. They shall be built of clear pine or fir. The outside casing shall be 1⅛" thick. The sash shall be 1⅜" thick, glazed and puttied complete. The bathroom shall be glazed in Florentine or other translucent glass.
INTERIOR TRIM	The trim shall be of Bay Poplar, Cypress, Fir, or N. C. Pine, free from knots, well seasoned and sanded smooth for painting. Window openings shall be complete with stool and apron. Door opening shall be complete with jambs, stops and casings.
DOORS	Front entrance door shall be 1¾" thick of type known as French door, to have wooden side rails and glazed with small lights of glass.. Kitchen door shall have glass in upper panel. Interior doors shall be of fir, cypress or pine 1⅜" thick with panels.
FLOORING	The flooring used is sound and clear and is beautifully grained yellow pine. It is tongue and grooved and being driven up tight when laid, makes a nice finished floor. Building paper placed on under flooring before finished floor is laid assures a tight, well insulated floor.
BASE	All rooms and closets shall have base 6" high on which shall be placed a top moulding 1" x 1½".
CARPET MOULDING	All rooms shall have a floor moulding laid around base board to provide a neat finished job where base and floor join.
PICTURE MOULDING	Ornamental moulding 1" x 1½" is provided in rooms for pictures.
STAIRS	The main stairs to second floor shall conform to our standard design for interior stairway. It shall have ornamental newel and moulded hand railing. The strings shall be cut to detail with nosed treads and when assembled and erected shall present an ornamental appearance. It shall be built of fir or pine. Cellar stairs shall be provided where shown and shall be complete with treads. open risers and hand rail.
HARDWARE	All doors shall have mortised locks complete with knobs, rose and escutcheons. They shall be hung with loose pin butts to permit easy removal of doors. Windows have counter-balanced window weights and cord, and are complete with sash locks and sash lifts. All hardware is of the modern brass finish of a very appropriate design, and in keeping with the general tone of the house. Sample is on exhibition in this office.
FLASHING	Around all chimneys, valleys or openings through roof, flashings of galvanized iron shall be placed to insure a tight roof.

PLUMBING

GENERAL	This work shall include furnishing and erecting the plumbing fixtures, drainage system and water supply lines, complete as shown on the drawings and herein specified. All work shall comply with the sanitary laws of local communities. After erection it shall be given a thorough test and certificates of approval furnished. All pipes and fittings shall be sound, smooth and cylindrical, free from cracks,

sand holes, air holes or other defects and must be of uniform thickness. All piping is extended to the main front wall of house.

DRAINAGE SYSTEM

The drainage system shall be installed to meet the requirements of the fixtures used. The piping shall be cast iron pipe of the sizes required; all joints in cast iron pipes shall be packed with picked oakum and molten lead, poured and caulked in accordance with approved standards and work made perfectly tight. The rising lines shall be straight and plumb and all connections from horizontal lines to vertical lines shall be effected by Y fittings with Y branches to fixtures.

SUPPLY LINES

Supply lines for hot and cold water system shall be of standard weight for galvanized iron pipe with all connections and joints made with standard threaded, malleable iron fittings. Branches shall be ¾" and ½". All fixtures (except water closet) are piped for hot and cold water.

PLUMBING FIXTURES

One white Porcelain enamel kitchen sink with solid back, and nickel plated faucets.

One low down white China water closet with white China tank and rubbed mahogany finished seat and cover.

One white Porcelain enamel wash bowl with solid back. with nickel plated faucets and nickel plated trap.

One white Porcelain enamel bath tub, five foot long provided with nickel plated faucets.

One Porcelain enamel laundry tub.

HEATING

The standard heating plant furnished is the pipeless hot air heating system. High class equipment only is furnished and has proven very satisfactory. Should you desire other forms of heating systems they can be readily substituted.

ELECTRICAL WORK

GENERAL

All work and materials shall be installed and comply with the rules of the National Board of Fire Underwriters, also any local or state rules existing where the work is installed. Certificates of approval of work shall be furnished.

MATERIAL

From outlet box in stair hall or cellar extend wiring to the various fixtures and outlets shown on plans. Wiring all to be B. X. Cable or insulated copper wire as will comply with local laws.

FIXTURES

The position and number of outlets are shown on the plans, Ornamental electric fixtures of design on exhibition in this Company's office are included in the price of all our standard houses. These we furnish and erect together with glass shades to match.

PAINTING

EXTERIOR AND INTERIOR

All nail holes, joints. etc., shall be puttied up and all surfaces shall be clean and dry before painting. All exterior wood work except shingles shall be primed with one coat of good quality lead and oil paint. This shall be followed with a finished coat of lead and oil paint of color selected. Corner boards, verge boards and trimmings shall be brought out in contrast with body of house. Shingles shall be stained an approved color. The interior trim of finished rooms shall be painted with two heavy coats of paint of approved color.

Interior doors shall be stained mahogany, shellaced and varnished.

A FEW EXCERPTS OF LETTERS FROM OUR MANY CUSTOMERS:

We like the house very much and we are more than satisfied to have done business with you

I feel that I must personally tell you how pleased I am.

Gentlemen allow me to thank you honestly and earnestly and with a feeling of gratitude towards your honest, fair, prompt, efficient and "exact to specifications" dealing which I received from your company from the moment I entered into a contract with you to build for me the "Avondale" house until the completion and surrender of the keys to me. All my friends estimate the value of the house at least $2000.00 more than what you charged me for it.

I like my house very much and it is my pleasure to say that not only have I saved hundreds of dollars, but I have been impressed with your square dealings with me.

throughout the entire job you always showed a desire to do what was right by us.

hoping that we may do you a good return for your honest way of doing your part.

I am writing this so you can see we are satisfied with our house; we have had plenty of time to see how other houses in the neighborhood are being built and we compared them with ours and we found we had a better foundation and lumber than others, and better workmanship.

Send anybody to us for recommendation.

you finished the house over a month sooner than our contract called for

I'm not exactly conceited about the house, but I believe you'd agree that it would look far nicer in your little book let than the picture you have of the "Flushing

WHAT OUR PRICES INCLUDE

Excavation
Cellar walls
Full Cellar 7′ high
Concrete finish floor
All first class lumber and inside trim even including floor moulding and picture moulding
All windows and doors
Satin brass finished hardware
Metal Flashings
Electric Wiring
Electric Fixtures
White Plumbing Fixtures with nickel plated connections
Medicine Cabinet with mirror in bathroom
Heating System complete
Painting work

Before buying elsewhere make sure that you are buying ALL the house.

In this issue of our annual catalog we have endeavored to incorporate only those designs which through our wide experience we have found are such as meet the most exacting demands of the home owner. If we have not met YOUR particular ideas come in and see us.

We are always at your service and only too glad to render every possible assistance. Our efficient staff is always prepared to help you and make you happy.

We are not just builders, but more than that—we are the makers of the greatest thing on this great, green earth—YOUR HOME AND YOUR CHILDREN'S HOME. Let our years of practical building experience save money for you.

SWEENEY CONSTRUCTION — FOSTER COMPANY

Builders of Permanent Homes of Distinction

TIMES BUILDING, BROADWAY at 42nd STREET
NEW YORK, N. Y.

In laying this book aside the one big thing for you to remember is—before placing your contract with any builder find out his experience, see the houses HE HAS BUILT—you will find the time and money well spent. We would like you to see some of ours.